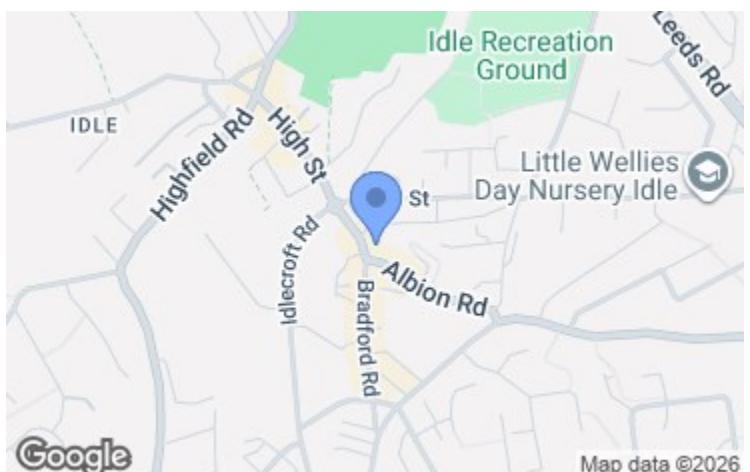


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Viewing arrangements

Strictly by appointment through WW Estates  
01274 621625  
lettings@wwestateagents.com



#### Directions

See Mapping



**The Green, Bradford, West Yorkshire BD10 9PT**  
**£500 Per Calendar Month**

9 The Green, Idle, Bradford, BD10 9PT | 01274 621625 | lettings@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



AVAILABLE NOW \*\* COMMERCIAL PREMISES \*\* FANTASTIC BUSINESS OPPORTUNITY \*\* LOCATED IN IDLE VILLAGE \*\*

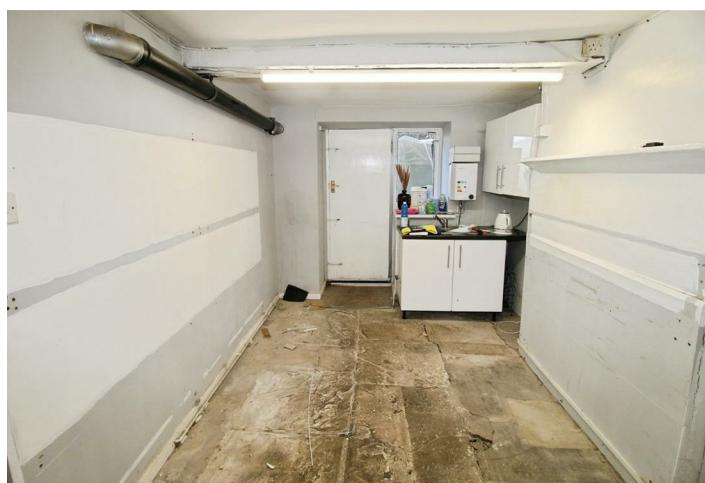
Set in the popular Idle Village is this ground floor lock up premises. The premises benefits from a good sized shop area with space for seating, a rear storage or display area for extra space and a separate WC.

This is a busy location with good footfall and benefits from having a large Municipal car park to the rear. The premises would be available for variety of different uses but not for use as a takeaway or a hairdressers, due to surrounding businesses.

Alternatively the shop can be used for another business as an A1 provision.

| Rent £500 | Bond £500 | Holding Deposit £115 | EPC C | Business Rates May Apply\* |

\* Ask Agent for more details



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Services

Rating authority  
Borough Council Tax Band

Tenure